

PLANNING REF : 252595
PROPERTY ADDRESS : Langley Common Road
:
: RG40 4TS
SUBMITTED BY : Mrs Abby Monk
DATE SUBMITTED : 05/01/2026

COMMENTS:

Langley Common Road already suffers from traffic congestion and safety issues. This development would significantly increase vehicle movements, worsening highway safety for residents, pedestrians, and cyclists. This concern is particularly serious given the proximity to The Coombes School.

Wokingham Borough Council has recently closed School Road to improve safety around The Coombes School, specifically to reduce traffic and protect children. Approving this application, which would increase traffic in the immediate area, is entirely contradictory to that decision and undermines the Council's stated commitment to road safety.

The proposal is also out of keeping with the character of the area and represents overdevelopment, causing unacceptable harm to residential amenity through increased noise, disturbance, and pressure on local infrastructure.

For these reasons, the application is unsustainable and should be refused.